

Saskatoon, Saskatchewan

CONFIDENTIAL  
INFORMATION MEMORANDUM



# 320

## Shillington Cres

**For Sale**

**NNN Long Term Lease  
with Motion Fitness**

**25,200 SQFT | 1.44 Acres**





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Shillington Cres  
Saskatoon, SK

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The Offering



On behalf of the Vendor, STS Commercial Realty Inc, is pleased to offer a unique opportunity to acquire a 25,200 square foot building on 1.44 acres of land in the heart of Saskatoon.

# The Offering

STS Commercial Realty Inc. (the “Advisor”) has been retained on an exclusive basis to offer for sale this high-performing single-tenant retail asset (the “Property”) located in the rapidly developing Blairmore Suburban Centre of Saskatoon, Saskatchewan.

This investment opportunity offers the purchaser long-term cash flow backed by a strong covenant. The Tenant, Motion Fitness, is a dominant player in Saskatchewan’s fitness market, known for operating some of the largest and busiest gyms in the province. With a growing membership base, strong community presence, and a proven operating track record, Motion Fitness continues to outperform national competitors in the region.

The Purchaser will benefit from secure income, strategic positioning in a high-traffic corridor with ongoing residential growth, and long-term stability under a recently extended lease term.



**SECURITY FROM LONG TERM LEASE IN PLACE, FROM LONG STANDING TENANT**

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## Property Details

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PROPERTY DETAILS

Address	320 Shillington Cres, Saskatoon, SK, S0L 3J0
Building Size	25,200 Square Feet
Total Land Area	1.44 Acres
Zoning	B3 (Medium Density Arterial Commercial)
Parcel	162044366
Occupancy Rate	100%
Property Taxes	\$100,638.69 (2024)
Parking Stalls	97
Current NOI	\$593,129.60
List Price	\$9,850,000

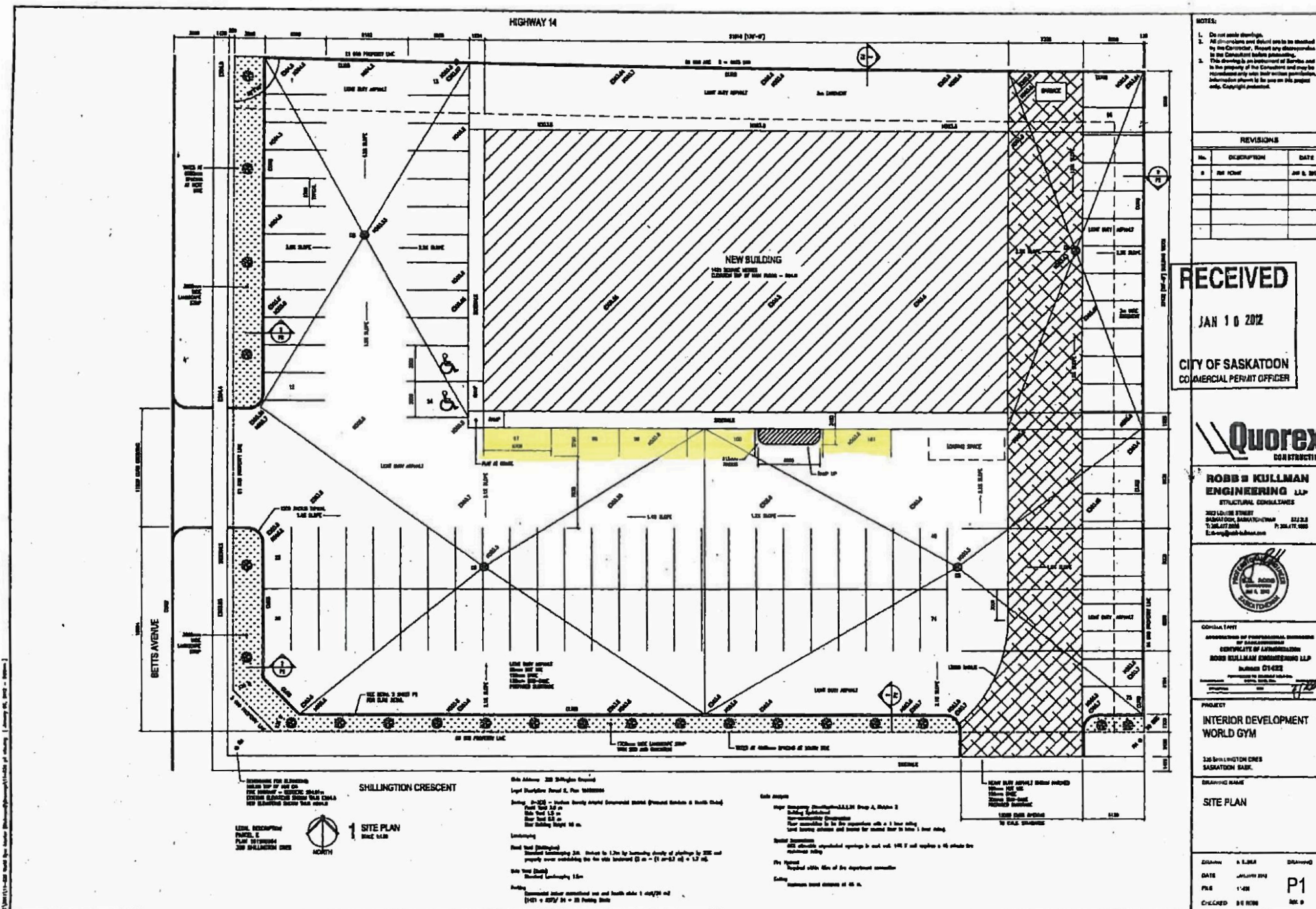
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# Site Plan



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# Nearby Amenities

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Located in the thriving Blairmore Retail Hub, this site draws from a vibrant trade area of ±30,000 people. Positioned across from major retailers—Walmart, Lowe's, Bulk Barn, Save-On-Foods, and more—it benefits from strong daily traffic along 22nd Street West (Highway 14), with over 30,000 vehicles per day. Just steps away, residents and visitors also enjoy convenient access to the Shaw Centre, two high schools, restaurants, and essential services, underscoring the property's high-quality positioning in Saskatoon's west-end growth corridor.



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## Tenant

### High Grade Tenant Covenant

Founded in Calgary in 2004, Motion Fitness has grown into one of Western Canada's leading fitness brands. After rebranding from World Gym, the company relocated its head office to Saskatoon and has since expanded to multiple high-performing locations across Saskatchewan and Alberta. Known for its inclusive facilities, flexible memberships, and loyal customer base,

Motion Fitness has outpaced industry growth with a compound annual growth rate of 32%—a testament to the brand's strong market fit and operational success. With over a decade of proven performance in Saskatoon alone, Motion Fitness continues to expand into emerging markets while maintaining exceptional tenant stability.



## Overview

### Lease and Building

The current lease runs through **2037**, offering nearly 12 years of secure, uninterrupted cash flow. It is structured as a care-free Triple Net (NNN) lease, with the tenant responsible for all operating expenses, including taxes, insurance, maintenance, and utilities, minimizing landlord involvement and maximizing income certainty.

Beginning in Year Two (2027), the lease includes a contracted rent escalation from \$593,129.60 to \$656,129.60 annually, delivering a 10.6% increase in net income. Additional escalations occur throughout the lease term, enhancing long-term yield and serving as a built-in hedge against inflation.

This predictable, growing income stream, backed by one of Saskatchewan's most dominant fitness brands—makes this asset a low-risk, high-quality investment with exceptional stability and upside.

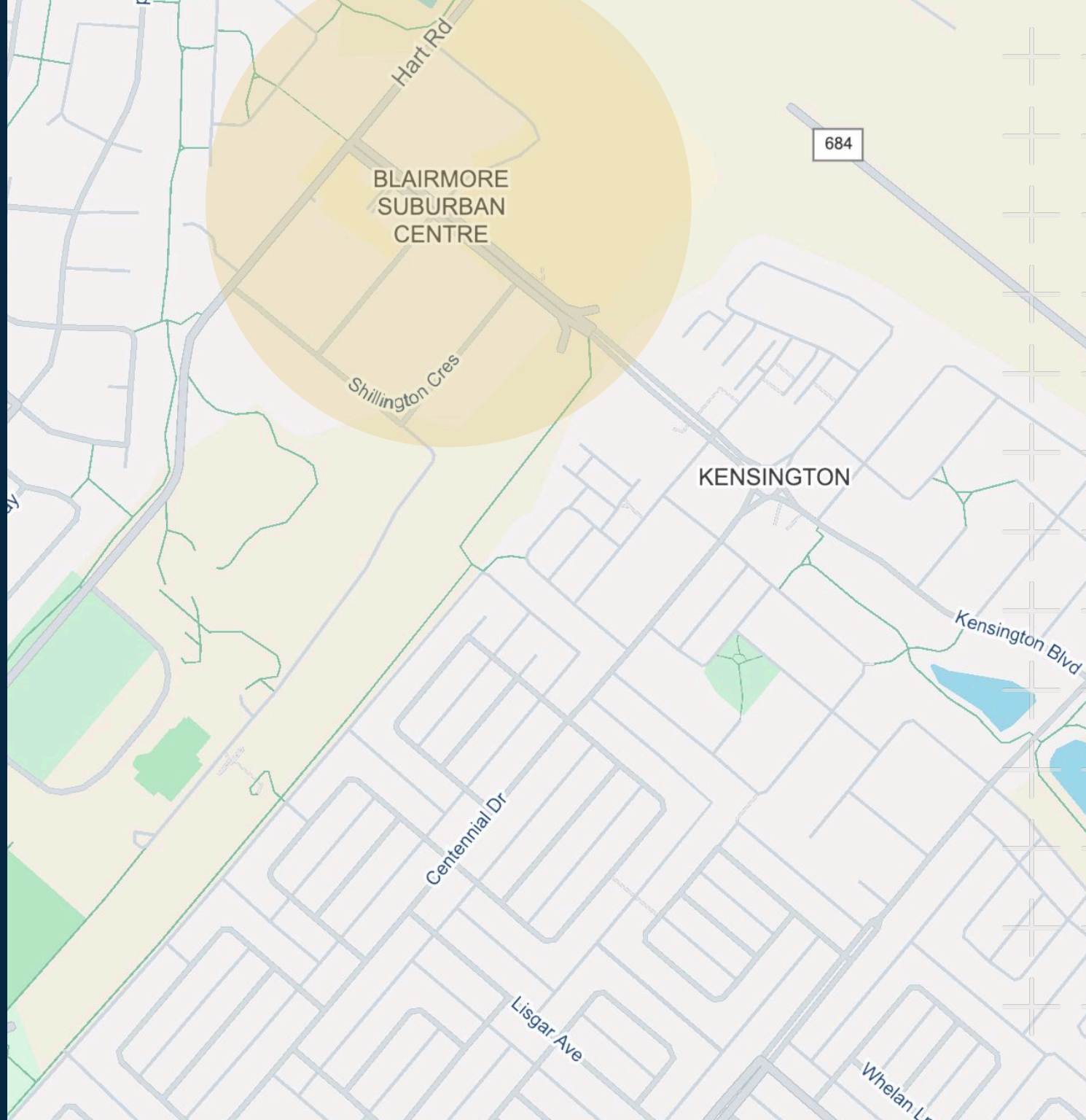
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# Area Overview



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## Saskatoon: A Thriving City for Long-Term Investment

Saskatoon is one of Canada's fastest-growing cities, with a CMA population of ~347,500 and a strong, diversified economy. The region is a global leader in potash and uranium production, supplying over one-third of the world's potash and housing Cameco, one of the world's largest publicly traded uranium companies. Nutrien, the world's largest provider of crop inputs and services, is also headquartered here, further anchoring Saskatoon's reputation as a global agricultural and mining powerhouse.

The city is home to the University of Saskatchewan, the Canadian Light Source (CLS) synchrotron, and VIDO, all of which drive national research excellence in food security, infectious disease, and advanced science.

A \$400M capital infrastructure plan is now in motion, alongside major retail and residential expansion. With a young, educated, and growing population, Saskatoon remains a compelling, long-term investment market for commercial real estate.



Manufacturing



Mining



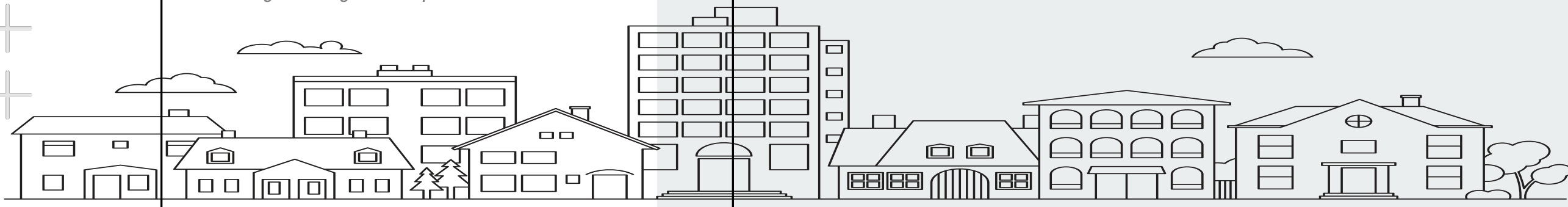
Transportation



Biotech



Life Sciences



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# Rent Roll

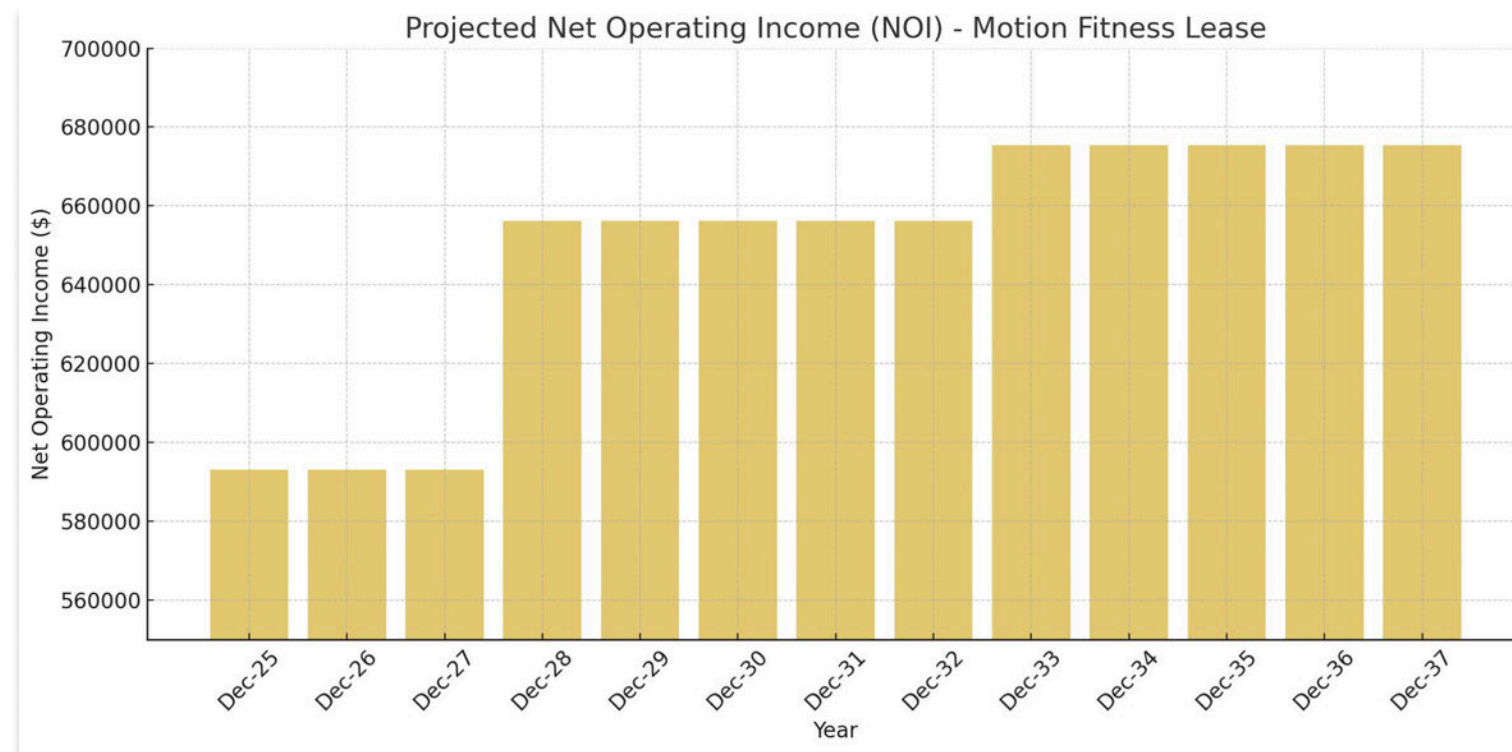
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## Rent Roll

Tenant	GLA (SF)	% of Income	Base Rent (\$PSF)	Annualized Base Rent	Expiry Date	Remaining Lease Terms	Rent Step Dates	Rent Steps (\$PSF)
Motion Fitness (SS BLAIRMORE DEL FITNESS CORPORATION)	25,200	100%	\$23.54	\$593,129.60	31-Dec-37	12.5 Years	Jan-2028	\$26.03
							Jan-2033	\$26.80



This property is secured under a true NNN lease with Motion Fitness, where the tenant is fully responsible for all property expenses, including maintenance, snow removal, landscaping, and janitorial services. With no landlord obligations or management fees, this asset offers a truly hands-off investment. The lease extends through December 2037, offering long-term stability and predictable cash flow. Income is set to escalate from \$593,129.60 to \$656,129.60 at the end of December 2027, ensuring built-in growth. As one of the most established and dominant fitness operators in Saskatchewan, Motion Fitness brings a strong covenant and proven performance to this investment opportunity.

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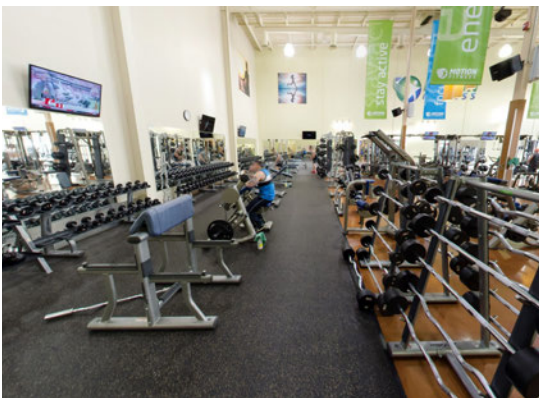


Property Photos

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Offering Process

## Memorandum Contents

This Confidential Information Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property.

This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides information relating to certain physical, locational, and financial characteristics of the Property.

The information in this CIM has been obtained from various sources considered reliable. Neither the vendor nor the Advisor make any representations, declarations, or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise, and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the vendor or the Advisor, such information is provided as a convenience only, without representation or warranty as to its accuracy or completeness, and should not be relied upon without independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose, communicate, or permit anyone else to disclose or communicate this CIM or any of its contents to any person, firm, or entity without the prior written consent of the vendor and STS Commercial Realty Inc.

Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the vendor or STS Commercial Realty Inc. or their affiliates, or for any purpose other than evaluating the proposed purchase of the Property. The recipient of this CIM agrees to provide STS Commercial Realty Inc. with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” apply to all sections of the CIM as if stated independently.

This CIM shall not be copied, reproduced, or distributed, in whole or in part, to other parties at any time without the prior written consent of the vendor and STS Commercial Realty Inc. It is made available to prospective purchasers for information

purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein.

Upon request, the recipient will promptly return all material received from the vendor and STS Commercial Realty Inc. (including the CIM) without retaining any copies thereof. In furnishing the CIM, the vendor and STS Commercial Realty Inc. undertake no obligation to provide the recipient with access to additional information.

The division of the CIM into sections, paragraphs, and subparagraphs, and the use of titles and headings, are for convenience only and shall not affect the construction or interpretation of this CIM.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property. Where a recipient is working with another broker, that broker must register its client with STS Commercial Realty Inc. at the outset. The broker must notify the listing agents at STS Commercial Realty Inc., in writing at the time the CIM is provided, that it is representing that purchaser, and must provide a written acknowledgment of representation from the purchaser stipulating that the purchaser will be responsible for their broker’s fees.

Failing receipt of such notice and acknowledgment, it shall be deemed that the recipient has not dealt with any broker other than STS Commercial Realty Inc. regarding the acquisition of the Property, and the recipient agrees that they will not look to the vendor or STS Commercial Realty Inc., or any of their affiliates, for any fees or commissions in connection with the sale of the Property. It is understood and agreed that the purchaser shall be responsible for any and all fees payable to their broker should the purchaser choose to engage a broker other than the STS Commercial Realty Inc. listing team.

In exchange for specific good and valuable consideration provided by the vendor and STS Commercial Realty Inc., including, without limitation, the delivery of this CIM (the receipt and sufficiency of which are hereby acknowledged by prospective purchasers), prospective purchasers hereby agree to indemnify the vendor and STS Commercial Realty Inc., and their affiliates, against any compensation, liability, or expense (including legal fees) arising from claims by any other broker or party with whom the purchaser had dealings (excluding STS Commercial Realty Inc.) in connection with the sale of the Property, or in connection with a breach by the purchaser of its obligations described herein.

In no event shall prospective purchasers or their agents or contractors contact any governmental authorities concerning the Property, or conduct any physical inspection or testing of the Property, without the prior written consent of the vendor or STS Commercial Realty Inc.

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**OFFER SUBMISSION DATE TO BE ANNOUNCED BY ADVISOR**

**All offers to be submitted to the advisor below:**

**Tony Sandhu\***

Broker of Record | President

+ 1 647 298 6632

[contact@tonysandhu.com](mailto:contact@tonysandhu.com)

\*Sales Representative

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